

Commercial Property Agents & Valuers

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The Jolly Sailor 53 High Street, Hanham, Bristol BS15 3DQ

# Leasehold £25,000



£25,000 is the minimum capital needed in order to enter this excellent business opportunity. This sum will cover the rent deposit of £18,000 plus an estimated stock value.

In addition, sums will be needed for working capital and for the purchase of fixtures and fittings which can be bought over a period of time

# **FEATURES**

- Free-of-tie Bristol public house
  daking £20,000 p.w.
- In the centre of the suburb of Hanham, 4 miles to Bristol city centre
- 4,700 sq ft internal areas set over two floors
- Large ground floor trading area
  with bar servery
- First floor additional trading space with further bar servery
- Fully fitted commercial kitchen on ground floor
- Outside trading space to front and rear
- High Street location in prominent trading position
- Brand new free of tie commercial lease



### LOCATION

Hanham is a suburb of Bristol situated on the eastern side of the city around 4 miles from Bristol city centre.

The surrounding area is a mix of residential and commercial property with occupiers including Lidl and Co-op positioned amongst a number of independent businesses.

This densely populated area offers a huge potential customer base.

The Jolly Sailor occupies a central position in the town fronting the busy High Street.

#### THE BUSINESS PREMISES

On the Ground Floor there is trade areas with central bar servery and seating on loose tables and chairs.

Also on this level is a commercial kitchen and beer cellar.

On the First Floor there is additional trading space with a further bar servery.

Customer WCs, staff room, manager's office are also located on this level.

#### OUTSIDE

To the front there is customer seating for around 30 and to the rear there is an external beer terrace that provides seating for around 70.

## THE PROPERTY

Is a two-storey semi-detached building under a pitched tiled roof.

On the Ground Floor the internal area is circa 2,600 sq ft and on the First Floor the area is 2,100 sq ft.

#### THE BUSINESS

Is currently run by a major multiple.

We are advised that annual sales recently were circa  $\pm1,000,000$  net of VAT.

We are unable to warrant any trading accounts nor provide any historic profit and loss accounts.





#### **TENURE**

The Jolly Sailor is available on the basis of a brand new commercial lease.

The length of this lease can be discussed.

Annual rent will be circa £60,000.

**Rateable Value** Current rateable value (1 April 2023 to present) £53,750.

#### VIEWING AND FURTHER INFORMATION

Please Call: 0333 414 9999 (Monday-Friday 9am-5pm) Bruce Sprosen 07467 947296 (Out of Hours) Please Email: bruce@sprosen.com

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